

# ***Courthouse Remodel and Expansion Plan***

## ***Objective***

The major objective of the remodel and expansion plan for the Ada County Courthouse building is to provide the best possible use of the site and the existing building at a reasonable cost to the State. Several factors affect planning decisions related to this objective. These include:

- Condition of the existing building, including basic structure, building systems, finishes, and exterior surfaces.
- Adaptability of the building for State use.
- Life safety and general usability.
- Potential for major alterations and / or additions.
- Projected Capitol Mall space needs and the ability of the existing building, together with possible additions, to meet these needs.
- Historical attributes of the building and its contribution to the historic fabric of Capitol Mall and the downtown area.
- Costs associated with various development options.

## ***Development Options***

Several development options were evaluated using the factors listed above. These options are as follows:

1. **Use the existing building in its present form** with modifications to provide life safety and usability consistent with a modern office building.

This option is not considered advisable as the work required to provide exiting, accessibility (elevators, etc.), restrooms, and mechanical and electrical systems would be overly expensive in order to realize only a small gain in useable office area for Capitol Mall.

2. **Retain the existing building and construct major addition(s)** to provide a total useable office area consistent with projected Capitol Mall needs over a five year period.

This option has been selected and developed for the following reasons:

- The existing building can be brought up to reasonable life safety, accessibility, circulation, and comfort levels by utilizing stairways, elevators, restrooms, and building systems provided in the new addition.
- The overall costs are reasonable primarily due to the low acquisition cost of the Courthouse building.
- The existing building, together with a large addition, can meet projected additional Capitol Mall office space needs for five years.
- This option retains the historic building and site relationships deemed desirable for Capitol Mall.

3. **Demolish the existing building and construct a new building on the site** with an equivalent amount of useable space as Option 2 above.

This option is certainly feasible and provides a cost effective alternative to a remodeling and addition project. The overall costs, however, are not significantly different and the State would lose a valuable historic asset with features that could not be replaced without excessive expense.

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## ***Structural and Building Systems Condition***

The existing County Courthouse building is cast in place concrete construction and is structurally sound. Some lateral bracing and anchoring of exterior features is necessary for safety. The building mechanical, electrical, and data / communications systems require either substantial upgrading or total replacement. All existing and new spaces require fire sprinkling and fire alarm systems.

## ***Design Features***

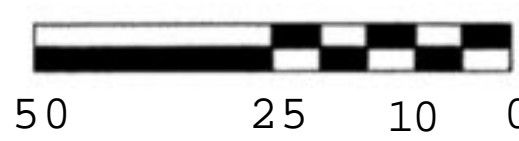
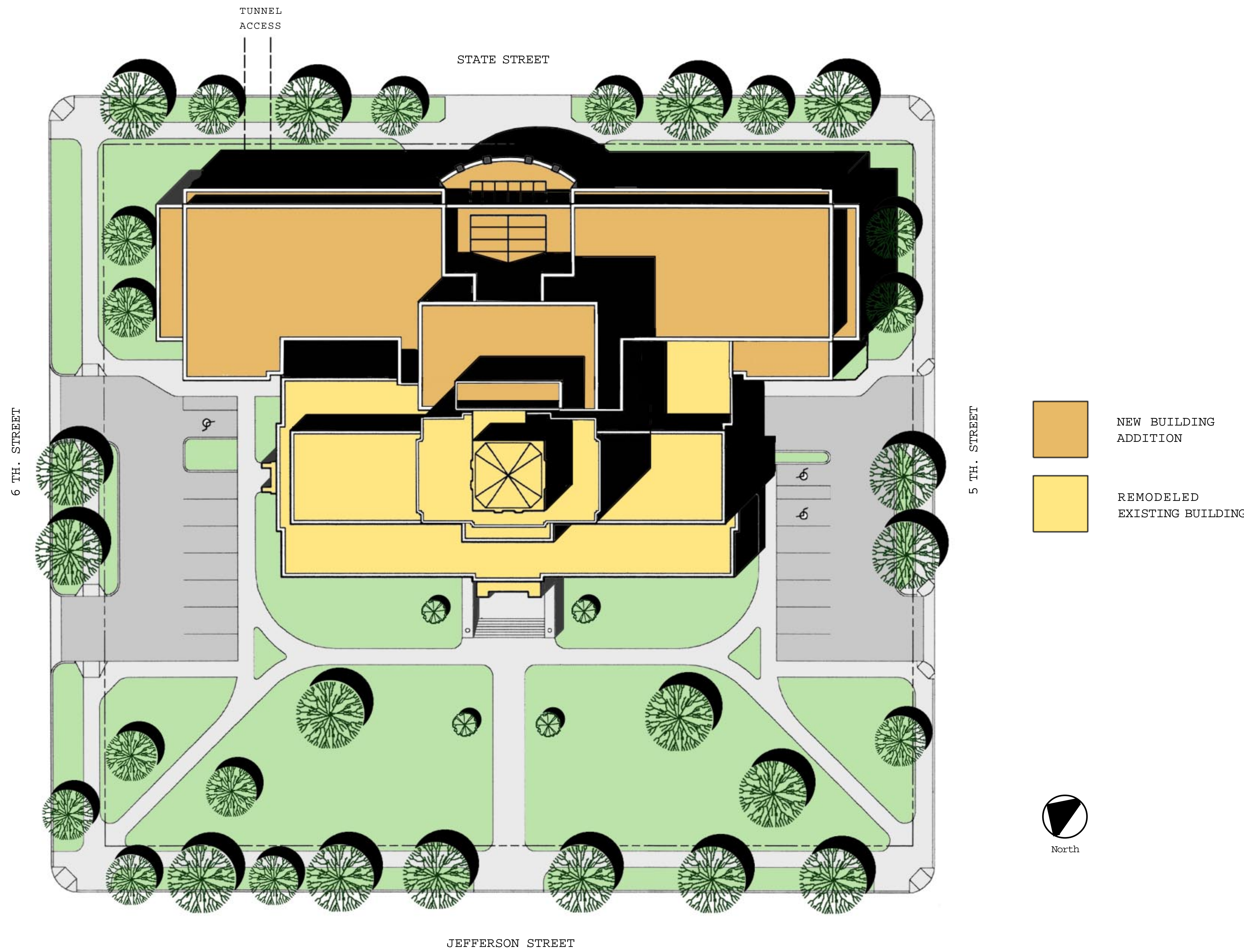
Several features of note incorporated into the project design are as follows:

- North addition that maintains the general appearance and height of the existing building and creates a new facade on Capitol Mall.
- New major entry on the north (State Street) side of the building with a three story atrium space that effectively re-orientes the main building entry to Capitol Mall.
- Conversion of existing courtrooms on the third floor to large conference / hearing rooms for use by Capitol Mall agencies and the State Legislature.
- Tunnel connection to the existing Capitol Mall tunnel system.

Appendix Part B contains complete schematic design drawings and other information which fully explains the design of the Courthouse project.

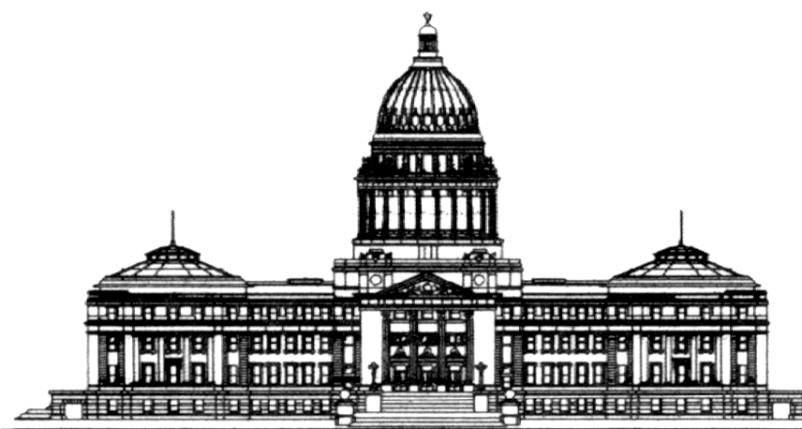
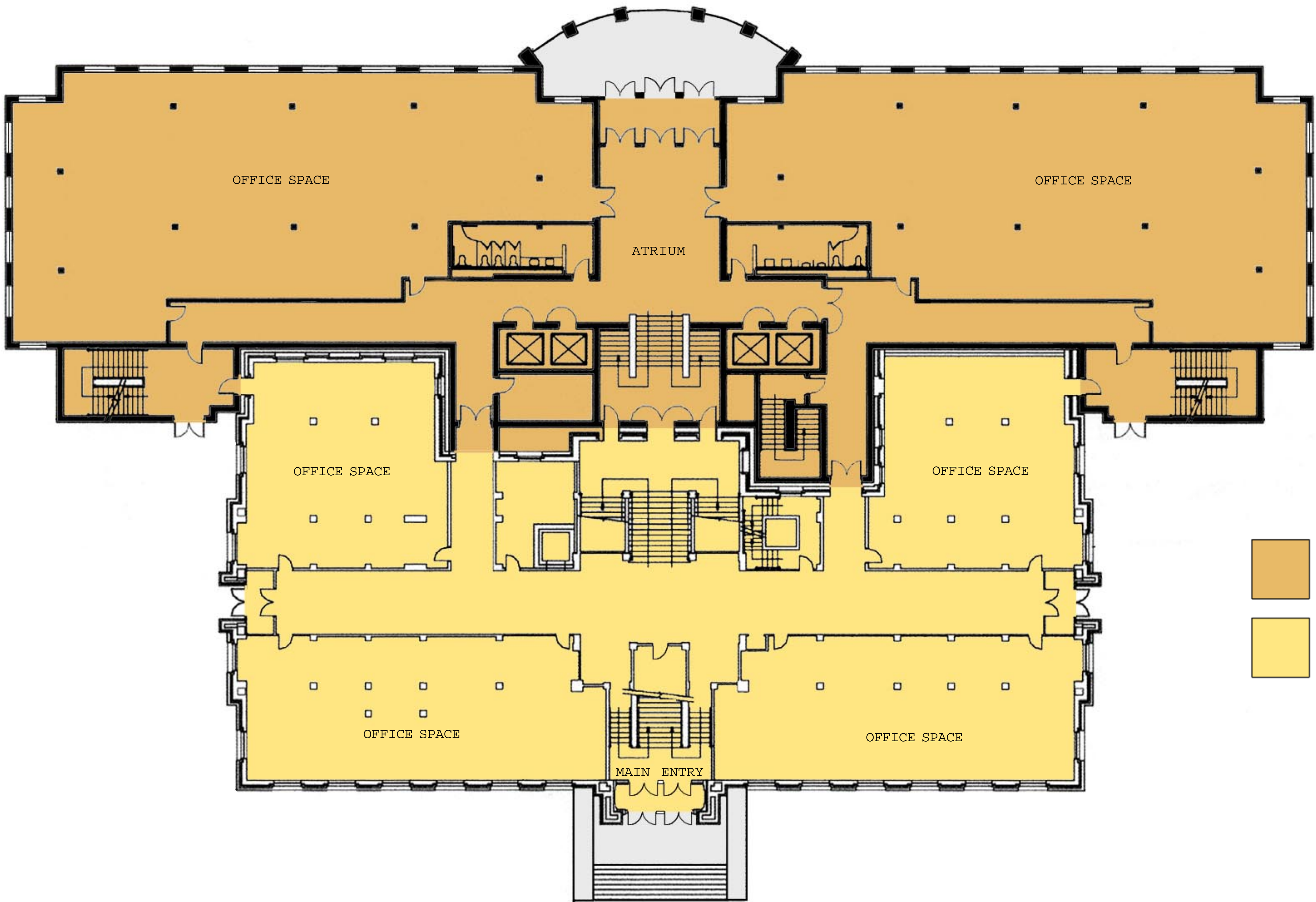


# Courthouse Site Plan





# Courthouse First Floor Plan



Capitol Mall

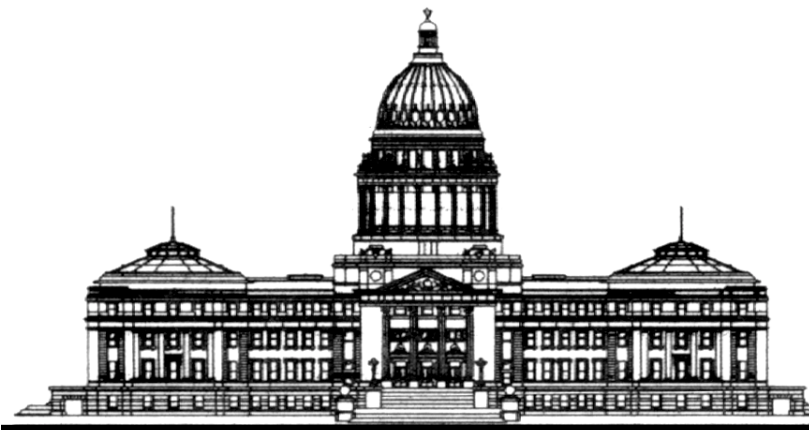
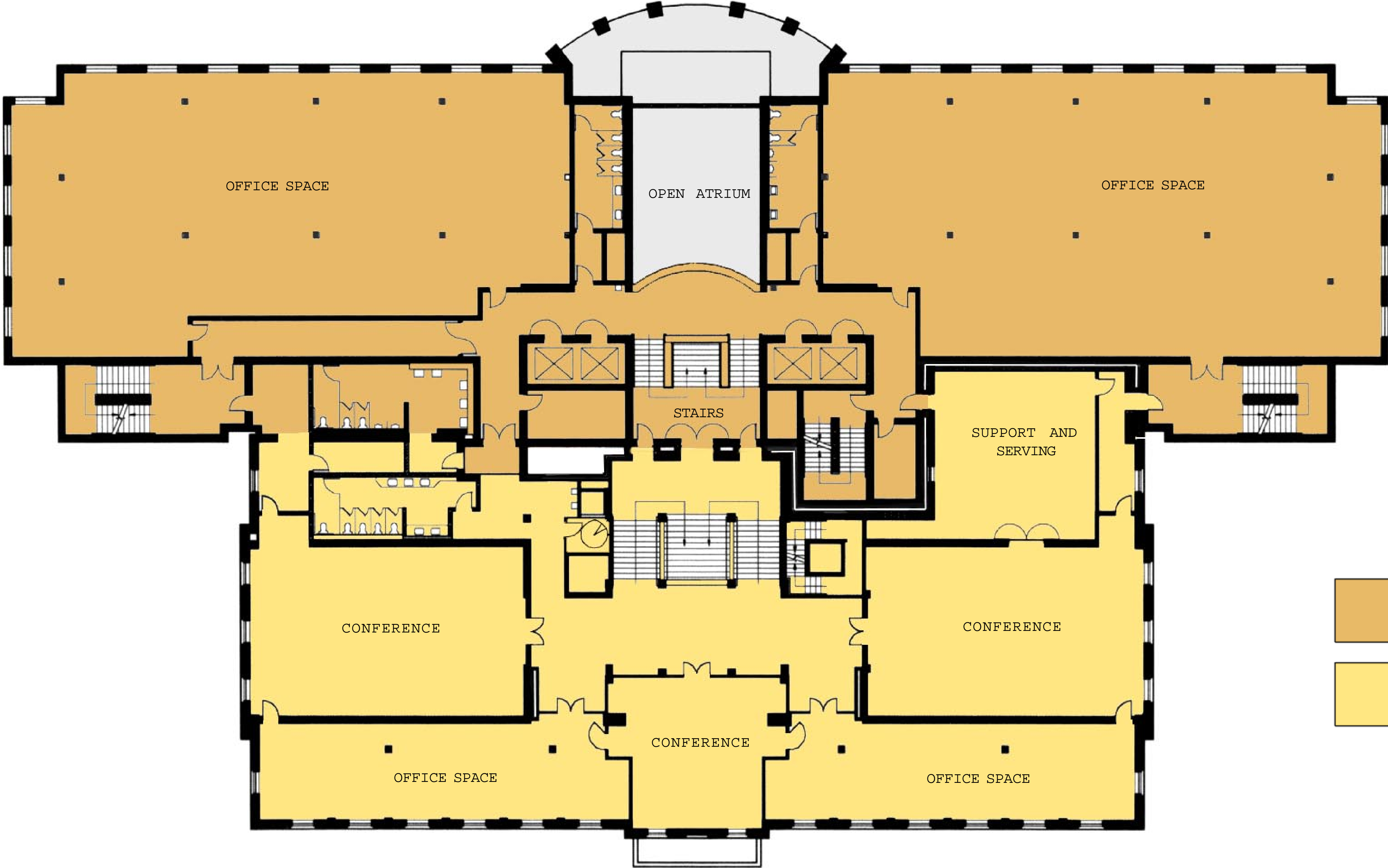
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# Courthouse Third Floor Plan



Capitol Mall

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Courthouse Exterior



Remodeled Building with North Addition in Foreground



New North Addition and Entrance



Existing View From East



Existing View From North